

MINUTES OF 52ND MEETING OF THE HERITAGE CONSERVATION COMMITTEE
HELD ON DECEMBER 16, 2016

A. Proposals :

Item No. 1. Plans in respect of addition/alteration at E-15-21, 40 & 41, Connaught Place.

1. The proposal was forwarded by the NDMC for consideration of the HCC. The proposal includes demolition of internal partition walls, provision of lift shaft, toilets, floor tiles, plastering wood work etc. alongwith fire escape staircase. From the drawings received the location of the staircase was not clear.
2. The proposal was found acceptable and approved with the following observations:
 - (i) The location of staircase should be shown in a key/location plan.
 - (ii) The structural safety of the structures should be ensured.
 - (iii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 2. Plans in respect of premises no. E-27/4, Connaught Circus.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, white washing and re-roofing, wood work etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 3. Plans in respect of B-16, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.

- ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 4. Plans in respect of addition/alteration at Regal Theatre, Connaught Place.

1. The proposal was forwarded by the NDMC for consideration of the HCC.
2. It was observed that major additions/alterations in the heritage building have been proposed by converting existing cinema into commercial areas and multiplex with four screens.
3. The HCC observed that the architect should submit a heritage conservation report of the proposal with complete documentation. It was further decided, that to assess the heritage aspects of the building a Sub-Committee comprising of the following will make a site visit and submit its report.
 - i) Smt. Vertika Sharma, Member HCC
 - ii) Shri Rommel Mehta, Member HCC
 - iii) Shri S.P. Pathak, Member HCC
 - iv) Member Secretary, HCC – Convenor

Item No. 5. Repair/renovation works at premises No.B-13, Inner Circle, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, wood work, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 6. Repairs/renovation works at N-45, Pratap Building, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, wood work, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 7. Plans in respect of Internal renovation works at Ground floor and Loft, A-10, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, wood work, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 8. Plans in respect of Internal renovation works at G-69, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes of partition walls, wood work, plastering, flooring, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 9. Plans in respect of Internal renovation works at A-22, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, wood work, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No. 10. Plans in respect of Internal Renovation works at M-58 & M-59, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinised. It included the work in terms of the internal changes, plastering, flooring, white washing etc. .
2. The proposal was found acceptable and approved with the following observations:-
 - i) The structural safety of the buildings should be ensured.

- ii) Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

B. Other matters :

Item No. 1. Conservation report on the status of the notified heritage buildings/precincts list. – Letter received from Senior Town Planner, North DMC.

1. The above matter in respect of preparation of an inventory/directory of all heritage buildings public precincts etc, as is mandatory under clause-14b of Unified Building Bye-laws was considered by the HCC in its meeting held on December 31, 2015. The following observations were made:-

“Local bodies shall provide a detailed conservation report on the condition of all graded buildings duly modified falling within their jurisdiction. This report shall be updated annually. Updating shall be completed within two months of following financial year and submitted to the Committee by 30th June.

It was observed that the local bodies have not been fulfilling this requirement since no such report are being submitted by the local bodies annually with regard to the status of notified buildings/precincts. It was decided to take up the matter with concerned local bodies for compliance.”

Accordingly, the matter was taken up with the local bodies vide HCC’s letter dated January 4, 2016.”

2. While response from North DMC was received, the response from other local bodies was not received. The North DMC has informed that they have requested INTACH to provide the requisite information.
3. HCC observed that the other local bodies including NDMC be reminded to furnish the requisite information by January 31, 2017.

Shri P. Dinesh, Senior Town Planner, North DMC who was present in the meeting was also requested to ensure the submission of necessary information by January 31, 2017.

Item No. 2. Gazette notification for supplementary list of 551 heritage sites including Heritage buildings at Shahjahanabad issued by the Govt. Of NCT of Delhi – letter received from Senior Town Planner, North DMC.

1. The matter was considered by the HCC in the background of its observations of March 22, 2015 and October 21, 2016 in the matter. The requisite informations made available by the North DMC through INTACH were taken note of.

Item No. 3. Requirement for approval from HCC for minor repair (Internal plaster, repairing and flooring) in Grade-II and Grade-III buildings. – Letter received from Chief Architect, NDMC.

1. Letter No.CA/BP/D-1560 dated November 22, 2016 received from the Chief Architect, NDMC was considered and also discussed with him.

The Chief Architect in his letter had suggested the following:

1. *Such cases where only repairs are to be done may be allowed to be approved by the NDMC without reference to HCC.*
2. *For all cases of where Internal renovations, additions and alteration is proposed the preparation of an architectural model may not be insisted. Only in case of demotion/reconstruction, a model could be insisted.*
3. *A shorter time period for approval in respect of addition/alteration cases referred to HCC may be considered as the applicants/NDTA have frequently expressed of their annoyance as they are unable to carry out business during this period."*

The letter was considered and the HCC observed that as per its mandate HCC cannot take out any heritage building premises out of its purview nor can it delegate its power to the local body.

Item No. 4. Recommendations of the Sub-Committees constituted on:

(a) Inclusion of Modern Post Independence (1947) iconic Buildings in the Heritage List – Criteria thereof.

1. The Heritage Conservation Committee at its 49th meeting held on May 2, 2016 had constituted a Sub-Committee for an in-depth examination of the aforesaid issue.
2. The report submitted by the Sub-Committee was put up before the HCC. It was observed that today's meeting all the Members of the HCC were not present since Shri Sanjay Puri & Mrs. Parul Pandya Dhar could not make to attend the meeting. The HCC decided that a power point

presentation in the matter be made before it, in next meeting when all the Members of the HCC are present.

3. Further consideration of the matter was deferred.

Item no.4 (b) Incentives offered for Heritage sites/buildings in Delhi.

1. The Heritage Conservation Committee at its 49th meeting held on May 2, 2016 had constituted a Sub-Committee for an in-depth examination of the aforesaid issue.

2. The report submitted by the Sub-Committee was put up before the HCC. It was observed that today's meeting all the Members of the HCC were not present since Shri Sanjay Puri & Mrs. Parul Pandya Dhar could not make to attend the meeting. The HCC decided that a power point presentation in the matter be made before it, in next meeting when all the Members of the HCC are present.

3. Further consideration of the matter was deferred.

Item No. 5. Demolition of Haveli No.590 Kucha Pati Ram, Sita Ram Bazar a listed heritage building.

1. The above matter was reported to the HCC by the INTACH vide its letter dated November 21, 2016. It mentions about demolition of the heritage building.

The matter was taken up with the North DMC vide HCC's letter no. 8(1)/2015-HCC dated December 5, 2016 that the site be got inspected on priority and a report in the matter submitted to the HCC at the earliest.

2. The Chief Town Planner, North DMC who was present in the meeting informed they have taken up the matter with the Dy. Commissioner, South Zone that the site be got inspected on priority and the report be submitted to the HCC at the earliest.

3. The HCC considered the matter and took a strong view at the heritage building being demolished. It was observed that North DMC should immediately issue the work stop notice to the proponent and submit a detailed report alongwith the proposal, if any change in proposed by the owner.

4. The HCC further observed that ensuring protection of all listed Heritage buildings is the responsibility of the local bodies. If any matter about any kind of damage being caused to the heritage structure/premises comes to the notice of the local bodies they should take

immediate action to issue 'work stop notice' to the proponent and submit a detailed report in the matter to the HCC.

Additional items :

Item No.1: Internal renovation works at premises no.M-9, Middle Circle, Connaught Place.

1. The proposal forwarded by the NDMC was scrutinized. It included the work in terms of the internal changes, plastering, flooring, white washing etc.
2. The proposal was found acceptable and approved with the following observations:-
 - i. The structural safety of the buildings should be ensured.
 - ii. Heritage Character comprising of architectural elements such as arches, cornices, quoins, gables, architraves, palladian style windows etc. should be retained in the modifications.

Item No.2: Submission of model to HCC for the proposals in case of grade-II & grade-III buildings.

In the line of 'Ease of Doing Business', it was observed that the HCC has since switched over to the system of Online Project Approval and Assessment System (OPAAS), in terms of which referral of proposals and communication of the HCC's recommendations thereon are to be done online. For the purpose MCDs have already created a dashboard and NDMC has been requested to do the same on priority. As a further step in this direction, in part supersession of the provisions of HCC guidelines for submission of proposals, it was decided to do away with the requirement of three dimensional models and switch over to soft copies of 3D views of the proposed buildings which could be projected on screen at the time of the HCC meeting.

Accordingly, it was decided to communicate the decision of the Committee to all local bodies.

Sd/-

**(Vinod Kumar)
Member-Secretary
Heritage Conservation Committee**